HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: Second Quarter 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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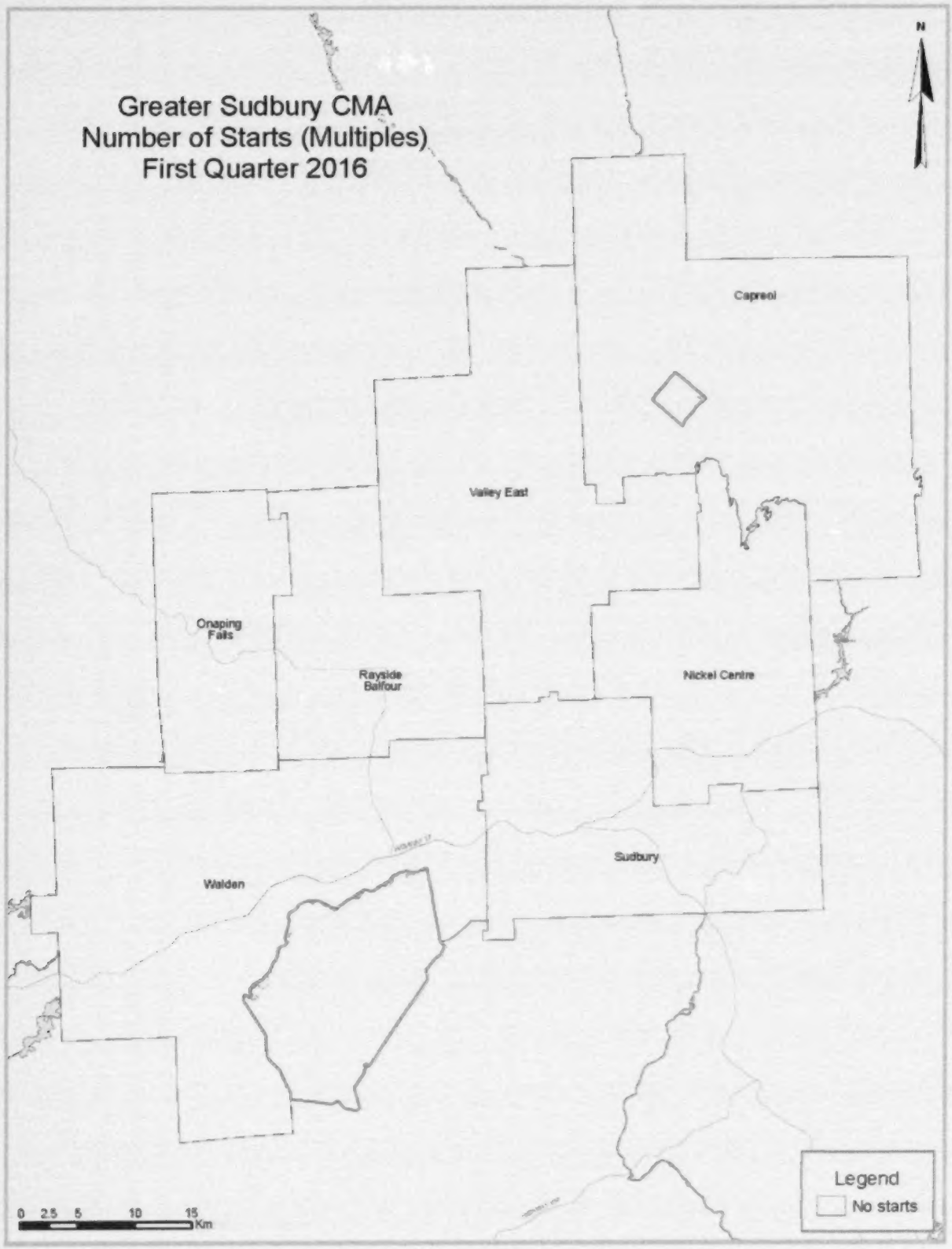
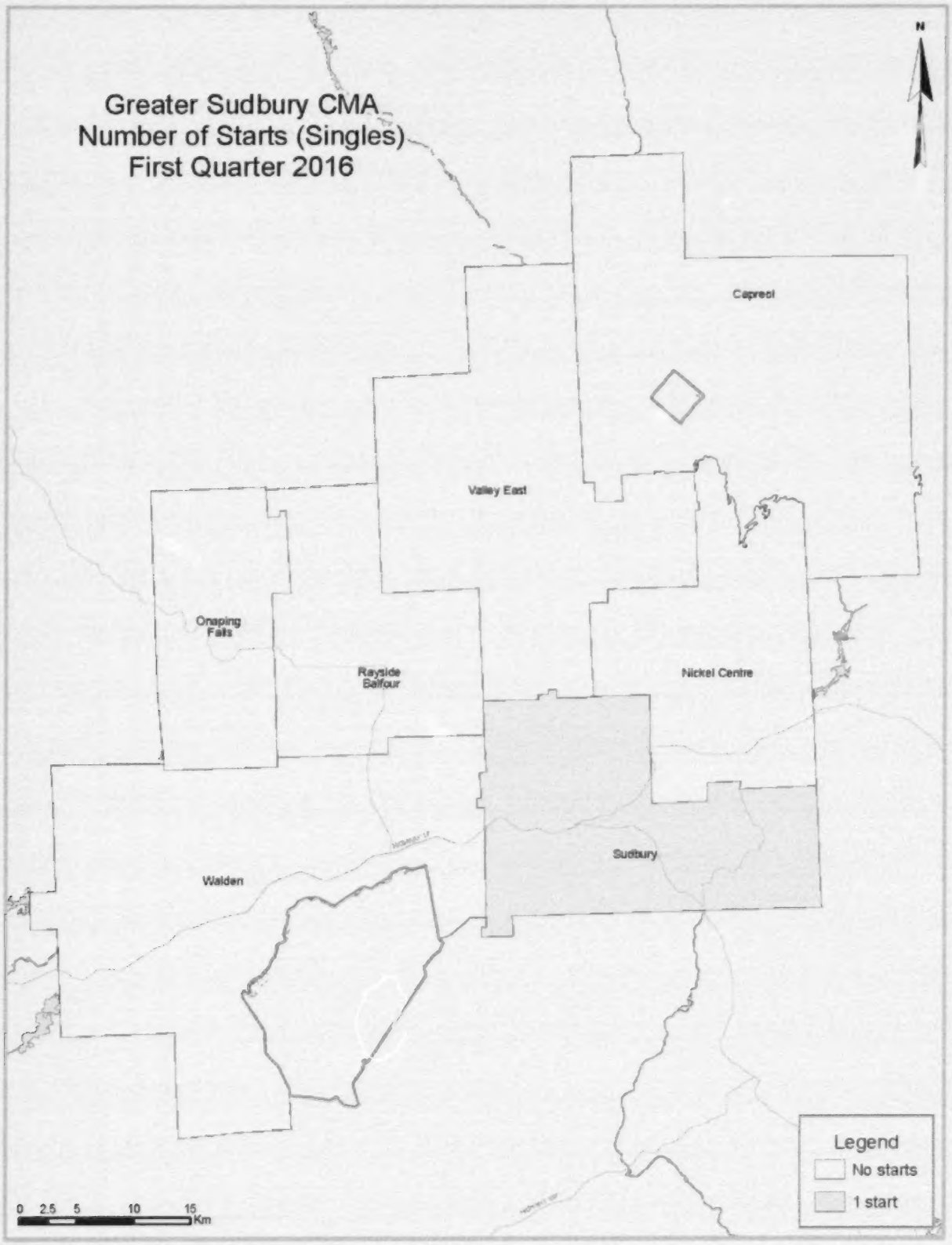
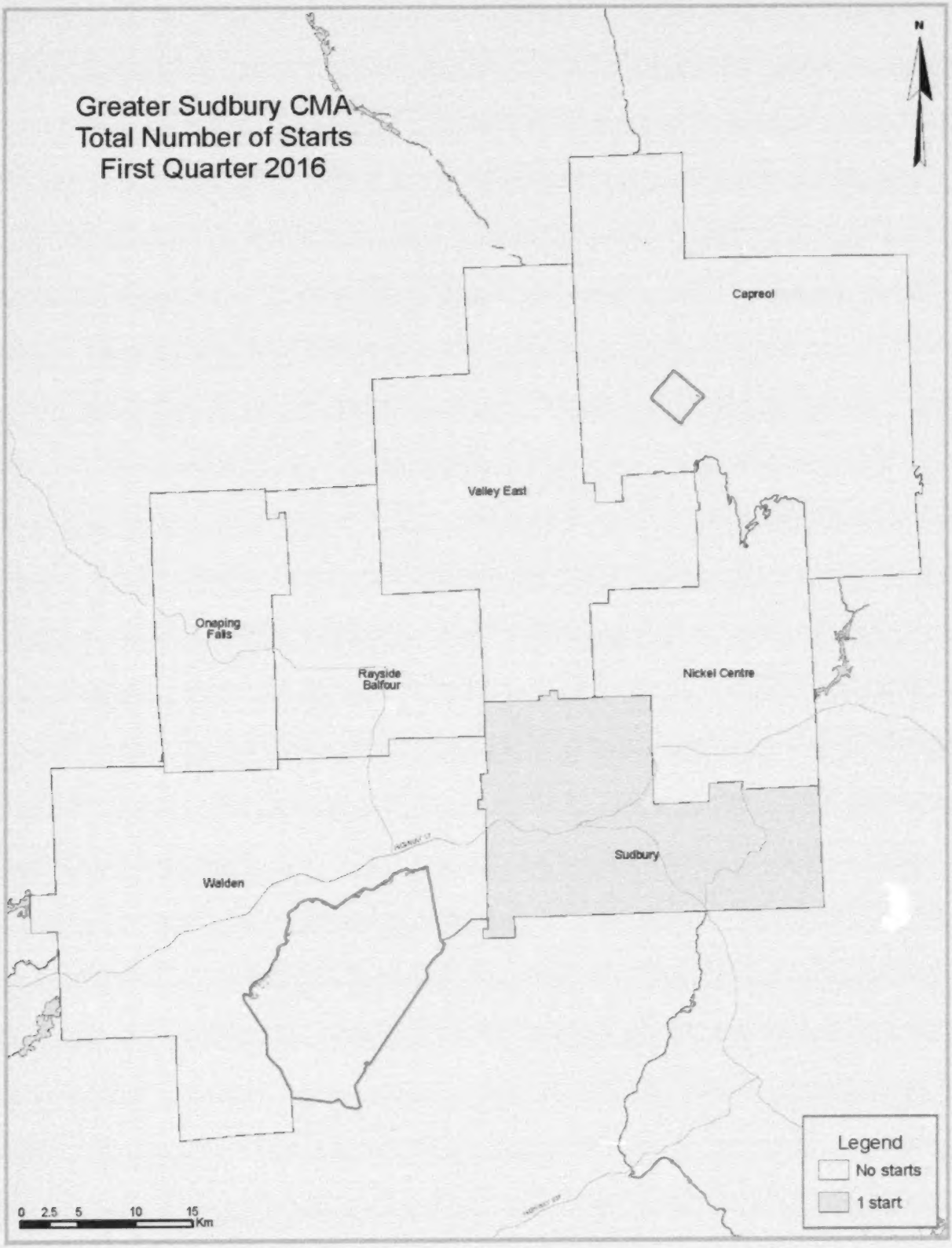
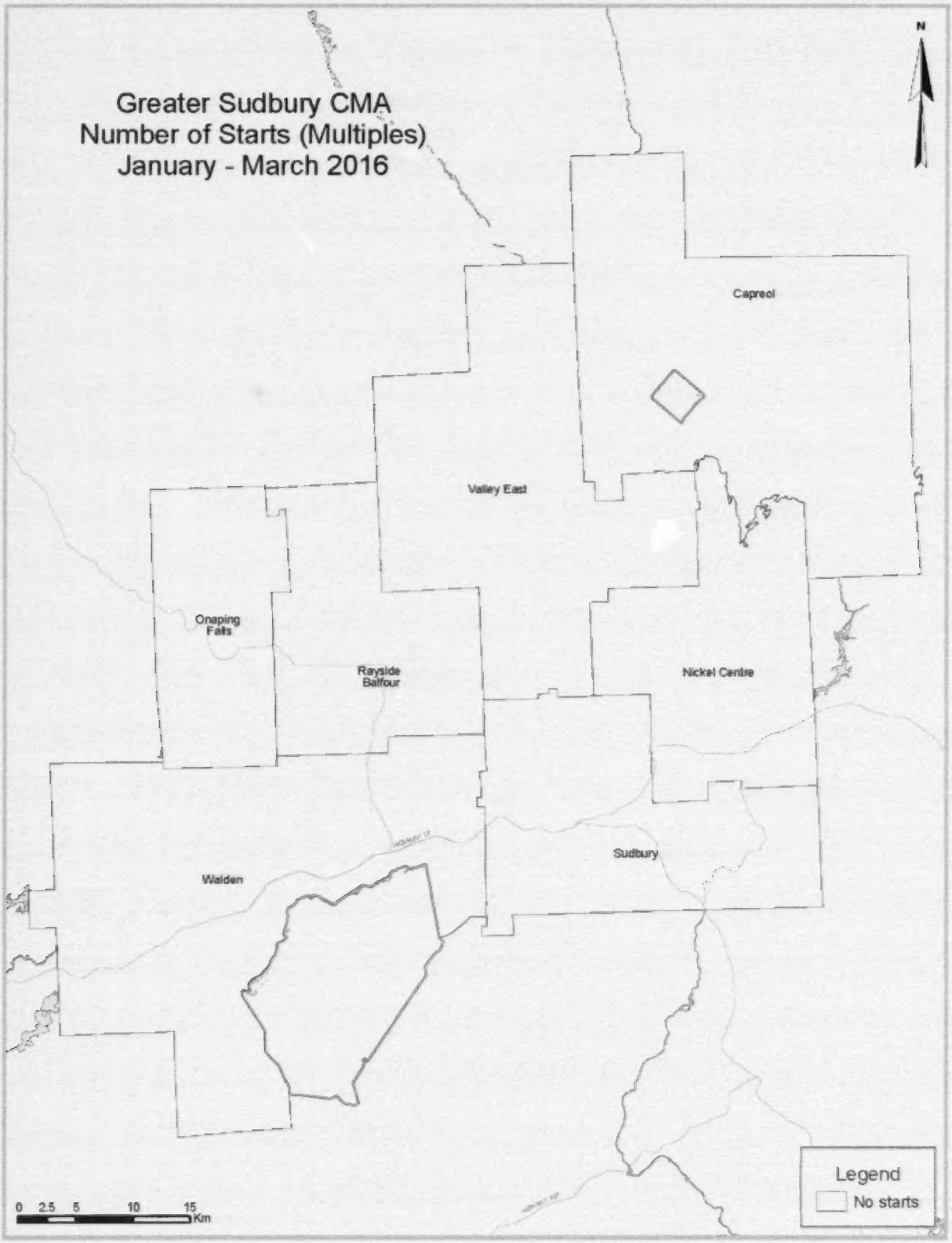
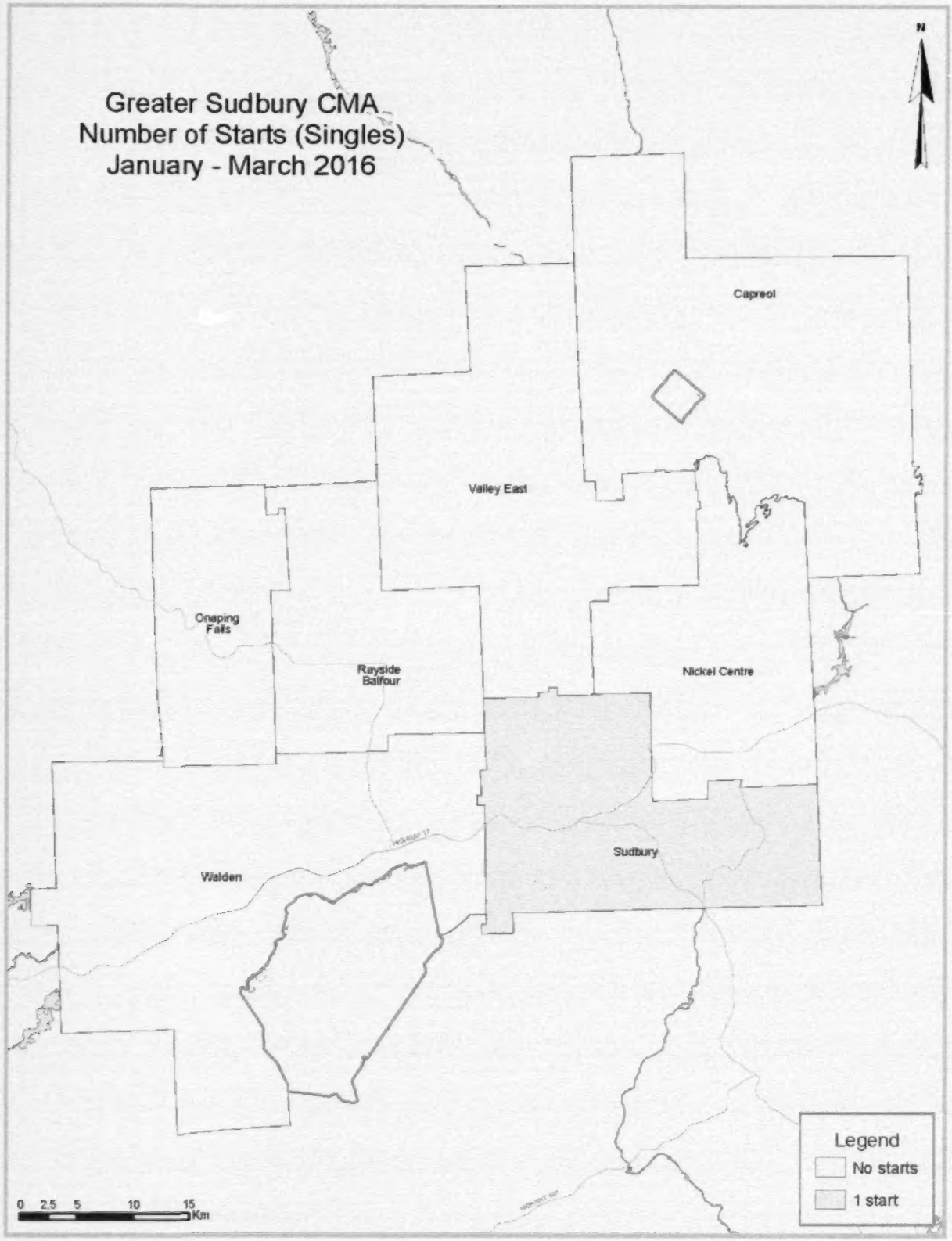
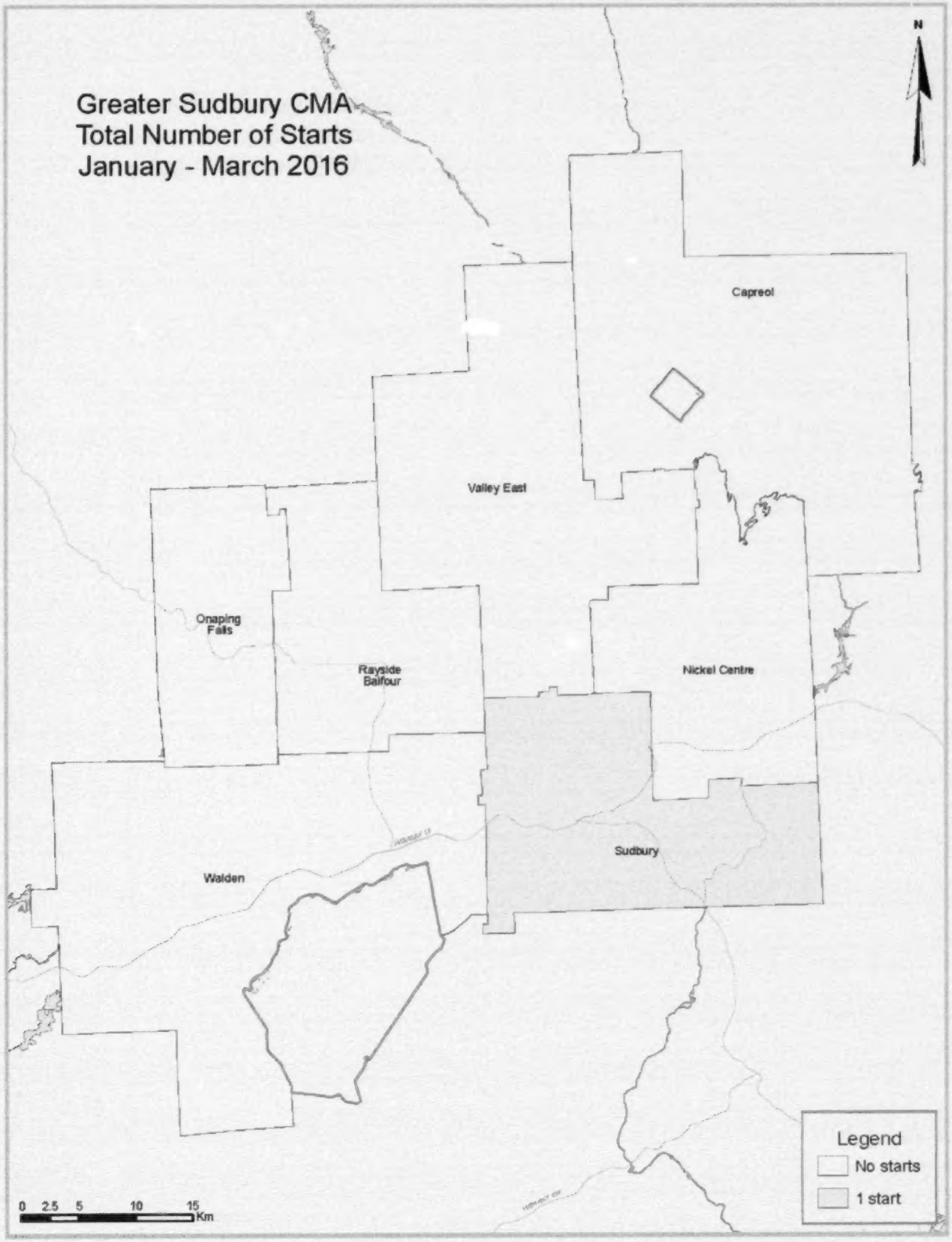

Greater Sudbury CMA
Number of Starts (Multiples)
First Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts


Greater Sudbury CMA
Number of Starts (Singles)
First Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 start
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
First Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts
1 start


Greater Sudbury CMA
Number of Starts (Multiples)
January - March 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts


Greater Sudbury CMA
Number of Starts (Singles)
January - March 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts
1 start


Greater Sudbury CMA
Total Number of Starts
January - March 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 start
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	172	152	75	15	15	188	163	131
Multiples	99	95	-	-	-	118	114	86
Total	271	247	75	15	15	306	277	217
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	158	102	6	1	-83.3%	6	1	-83.3%
Multiples	172	-	-	-	n/a	-	-	n/a
Total	330	102	6	1	-83.3%	6	1	-83.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	6	0	0	0	0	0	0	0	6
% Change	-83.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-83.3
Year-to-date 2016	1	0	0	0	0	0	0	0	1
Year-to-date 2015	6	0	0	0	0	0	0	0	6
% Change	-83.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-83.3
UNDER CONSTRUCTION									
Q1 2016	75	22	6	0	32	0	8	138	281
Q1 2015	70	30	7	0	0	0	35	197	339
% Change	7.1	-26.7	-14.3	n/a	n/a	n/a	-77.1	-29.9	-17.1
COMPLETIONS									
Q1 2016	21	14	2	0	0	0	3	55	95
Q1 2015	20	0	0	0	0	0	2	0	22
% Change	5.0	n/a	n/a	n/a	n/a	n/a	50.0	n/a	**
Year-to-date 2016	21	14	2	0	0	0	3	55	95
Year-to-date 2015	20	0	0	0	0	0	2	0	22
% Change	5.0	n/a	n/a	n/a	n/a	n/a	50.0	n/a	**
COMPLETED & NOT ABSORBED									
Q1 2016	18	7	7	0	0	0	n/a	n/a	32
Q1 2015	3	0	0	0	0	0	n/a	n/a	3
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q1 2016	16	8	2	0	0	0	n/a	n/a	26
Q1 2015	22	0	0	0	0	0	n/a	n/a	22
% Change	-27.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18.2
Year-to-date 2016	16	8	2	0	0	0	n/a	n/a	26
Year-to-date 2015	22	0	0	0	0	0	n/a	n/a	22
% Change	-27.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	6	0	0	0	0	0	0	0	6
North Bay									
Q1 2016	5	0	0	0	0	0	0	0	5
Q1 2015	1	0	0	0	0	0	0	0	1
Sault Ste. Marie									
Q1 2016	1	0	0	0	0	0	0	18	19
Q1 2015	2	0	0	0	0	0	0	0	2
Timmins									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	4	0	0	0	0	0	0	0	4
Elliot Lake									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2016	13	0	0	0	0	0	0	0	13
Q1 2015	0	0	0	0	0	0	0	0	0
West Nipissing									
Q1 2016	2	0	0	0	0	0	0	0	2
Q1 2015	1	0	0	0	0	0	0	0	1
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q1 2016	75	22	6	0	32	0	8	138	281
Q1 2015	70	30	7	0	0	0	35	197	339
North Bay									
Q1 2016	37	8	0	0	0	0	0	3	48
Q1 2015	39	0	3	0	0	0	0	8	50
Sault Ste. Marie									
Q1 2016	26	6	4	0	0	0	0	103	139
Q1 2015	57	4	14	0	0	0	10	53	138
Timmins									
Q1 2016	3	0	0	0	0	0	0	8	11
Q1 2015	5	0	0	0	0	0	0	40	45
Elliot Lake									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2016	8	0	0	0	0	0	0	0	8
Q1 2015	3	0	0	0	0	0	0	0	3
West Nipissing									
Q1 2016	4	2	0	0	0	0	0	0	6
Q1 2015	1	2	0	0	0	0	0	0	3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q1 2016	21	14	2	0	0	0	3	55	95
Q1 2015	20	0	0	0	0	0	2	0	22
North Bay									
Q1 2016	21	0	3	0	0	0	0	4	28
Q1 2015	10	0	3	0	0	0	0	0	13
Sault Ste. Marie									
Q1 2016	25	2	3	0	0	0	0	0	30
Q1 2015	16	2	3	0	0	0	0	0	21
Timmins									
Q1 2016	4	0	0	0	0	0	0	0	4
Q1 2015	8	0	0	0	0	0	0	0	8
Elliot Lake									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2016	10	0	0	0	0	0	0	0	10
Q1 2015	4	0	0	0	0	0	0	0	4
West Nipissing									
Q1 2016	10	0	0	0	0	0	0	0	10
Q1 2015	3	2	0	0	0	0	0	0	5
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q1 2016	18	7	7	0	0	0	n/a	n/a	32
Q1 2015	3	0	0	0	0	0	n/a	n/a	3
North Bay									
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Q1 2015	4	0	1	0	0	0	n/a	n/a	5
Sault Ste. Marie									
Q1 2016	7	6	4	0	0	0	n/a	n/a	17
Q1 2015	4	2	3	0	0	0	n/a	n/a	9
Timmins									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q1 2016	16	8	2	0	0	0	n/a	n/a	26
Q1 2015	22	0	0	0	0	0	n/a	n/a	22
North Bay									
Q1 2016	18	0	3	0	0	0	n/a	n/a	21
Q1 2015	15	0	2	0	0	0	n/a	n/a	17
Sault Ste. Marie									
Q1 2016	27	1	0	0	0	0	n/a	n/a	28
Q1 2015	16	4	0	0	0	0	n/a	n/a	20
Timmins									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	[illegible]	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Greater Sudbury CMA	1	6	0	0	0	0	0	0	1	6	-83.3
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	1	0	0	0	0	0	0	0	1	-100.0
Onaping Falls Town	0	1	0	0	0	0	0	0	0	1	-100.0
Rayside-Balfour Town	0	0	0	0	0	0	0	0	0	0	n/a
Sudbury City	1	3	0	0	0	0	0	0	1	3	-66.7
Valley East Town	0	1	0	0	0	0	0	0	0	1	-100.0
Walden Town	0	0	0	0	0	0	0	0	0	0	n/a
North Bay	5	1	0	0	0	0	0	0	5	1	**
Sault Ste. Marie	1	2	0	0	0	0	18	0	19	2	**
Timmins	0	4	0	0	0	0	0	0	0	4	-100.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	13	0	0	0	0	0	0	0	13	0	n/a
West Nipissing	2	1	0	0	0	0	0	0	2	1	100.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	1	6	0	0	0	0	0	0	1	6	-83.3
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	1	0	0	0	0	0	0	0	1	-100.0
Onaping Falls Town	0	1	0	0	0	0	0	0	0	1	-100.0
Rayside-Balfour Town	0	0	0	0	0	0	0	0	0	0	n/a
Sudbury City	1	3	0	0	0	0	0	0	1	3	-66.7
Valley East Town	0	1	0	0	0	0	0	0	0	1	-100.0
Walden Town	0	0	0	0	0	0	0	0	0	0	n/a
North Bay	5	1	0	0	0	0	0	0	5	1	**
Sault Ste. Marie	1	2	0	0	0	0	18	0	19	2	**
Timmins	0	4	0	0	0	0	0	0	0	4	-100.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	13	0	0	0	0	0	0	0	13	0	n/a
West Nipissing	2	1	0	0	0	0	0	0	2	1	100.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	18	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	18	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Greater Sudbury CMA	1	6	0	0	0	0	1	6
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	1	0	0	0	0	0	1
Onaping Falls Town	0	1	0	0	0	0	0	1
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	1	3	0	0	0	0	1	3
Valley East Town	0	1	0	0	0	0	0	1
Walden Town	0	0	0	0	0	0	0	0
North Bay	5	1	0	0	0	0	5	1
Sault Ste. Marie	1	2	0	0	18	0	19	2
Timmins	0	4	0	0	0	0	0	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	13	0	0	0	0	0	13	0
West Nipissing	2	1	0	0	0	0	2	1

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	1	6	0	0	0	0	1	6
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	1	0	0	0	0	0	1
Onaping Falls Town	0	1	0	0	0	0	0	1
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	1	3	0	0	0	0	1	3
Valley East Town	0	1	0	0	0	0	0	1
Walden Town	0	0	0	0	0	0	0	0
North Bay	5	1	0	0	0	0	5	1
Sault Ste. Marie	1	2	0	0	18	0	19	2
Timmins	0	4	0	0	0	0	0	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	13	0	0	0	0	0	13	0
West Nipissing	2	1	0	0	0	0	2	1

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Greater Sudbury CMA	21	20	14	2	3	0	57	0	95	22	**
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	4	2	4	0	0	0	0	0	8	2	**
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	3	2	0	2	3	0	2	0	8	4	100.0
Sudbury City	8	10	10	0	0	0	53	0	71	10	**
Valley East Town	5	4	0	0	0	0	2	0	7	4	75.0
Walden Town	1	1	0	0	0	0	0	0	1	1	0.0
North Bay	21	10	0	0	3	3	4	0	28	13	115.4
Sault Ste. Marie	25	16	2	2	3	3	0	0	30	21	42.9
Timmins	4	8	0	0	0	0	0	0	4	8	-50.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	10	4	0	0	0	0	0	0	10	4	150.0
West Nipissing	10	3	0	2	0	0	0	0	10	5	100.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	21	20	14	2	3	0	57	0	95	22	**
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	4	2	4	0	0	0	0	0	8	2	**
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	3	2	0	2	3	0	2	0	8	4	100.0
Sudbury City	8	10	10	0	0	0	53	0	71	10	**
Valley East Town	5	4	0	0	0	0	2	0	7	4	75.0
Walden Town	1	1	0	0	0	0	0	0	1	1	0.0
North Bay	21	10	0	0	3	3	4	0	28	13	115.4
Sault Ste. Marie	25	16	2	2	3	3	0	0	30	21	42.9
Timmins	4	8	0	0	0	0	0	0	4	8	-50.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	10	4	0	0	0	0	0	0	10	4	150.0
West Nipissing	10	3	0	2	0	0	0	0	10	5	100.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Greater Sudbury CMA	0	0	3	0	2	0	55	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	3	0	0	0	2	0
Sudbury City	0	0	0	0	0	0	53	0
Valley East Town	0	0	0	0	2	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	4	0
Sault Ste. Marie	3	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	0	0	3	0	2	0	55	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	3	0	0	0	2	0
Sudbury City	0	0	0	0	0	0	53	0
Valley East Town	0	0	0	0	2	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	4	0
Sault Ste. Marie	3	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Greater Sudbury CMA	37	20	0	0	58	2	95	22
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	8	2	0	0	0	0	8	2
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	3	2	0	0	5	2	8	4
Sudbury City	18	10	0	0	53	0	71	10
Valley East Town	7	4	0	0	0	0	7	4
Walden Town	1	1	0	0	0	0	1	1
North Bay	24	13	0	0	4	0	28	13
Sault Ste. Marie	30	21	0	0	0	0	30	21
Timmins	4	8	0	0	0	0	4	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	10	4	0	0	0	0	10	4
West Nipissing	10	5	0	0	0	0	10	5

Table 3.5: Completions by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	37	20	0	0	58	2	95	22
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	8	2	0	0	0	0	8	2
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	3	2	0	0	5	2	8	4
Sudbury City	18	10	0	0	53	0	71	10
Valley East Town	7	4	0	0	0	0	7	4
Walden Town	1	1	0	0	0	0	1	1
North Bay	24	13	0	0	4	0	28	13
Sault Ste. Marie	30	21	0	0	0	0	30	21
Timmins	4	8	0	0	0	0	4	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	10	4	0	0	0	0	10	4
West Nipissing	10	5	0	0	0	0	10	5

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q1 2016	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	472,675
Q1 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	472,675
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
North Bay													
Q1 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Q1 2015	1	16.7	2	33.3	1	16.7	1	16.7	1	16.7	6	-	-
Year-to-date 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2015	1	16.7	2	33.3	1	16.7	1	16.7	1	16.7	6	-	-
Sault Ste. Marie													
Q1 2016	3	27.3	1	9.1	1	9.1	1	9.1	5	45.5	11	-	450,950
Q1 2015	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	-	-
Year-to-date 2016	3	27.3	1	9.1	1	9.1	1	9.1	5	45.5	11	-	450,950
Year-to-date 2015	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	472,675	-	n/a	472,675	-	n/a
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	450,950	-	n/a	450,950	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury First Quarter 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	97	-21.1	156	287	403	38.7	231,172	-4.0	240,575
	February	140	0.0	183	318	404	45.3	237,637	-3.5	238,477
	March	174	13.7	185	387	395	46.8	251,493	-6.4	240,469
	April	207	19.0	180	481	380	47.4	245,303	-6.7	237,372
	May	235	-1.7	201	622	450	44.7	250,036	-2.7	241,489
	June	291	19.8	201	556	400	50.3	242,032	-6.3	236,149
	July	232	0.9	192	481	372	51.6	252,800	2.5	247,474
	August	228	14.0	203	419	392	51.8	248,696	1.4	248,089
	September	213	11.5	205	400	385	53.2	241,083	-1.3	245,667
	October	212	15.8	212	326	378	56.1	214,674	-6.2	230,176
	November	163	-0.6	197	294	405	48.6	252,912	1.0	253,997
	December	108	-6.9	186	197	405	45.9	226,282	-7.6	234,186
2016	January	102	5.2	182	297	434	41.9	226,559	-2.0	235,566
	February	127	-9.3	165	309	377	43.8	230,894	-2.8	233,890
	March	164	-5.7	171	434	417	41.0	249,098	-1.0	237,488
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	411	-1.2		992			241,977	-4.3	
	Q1 2016	393	-4.4		1,040			237,366	-1.9	
	YTD 2015	411	-1.2		992			241,978	-4.3	
	YTD 2016	393	-4.4		1,040			237,366	-1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Sault Ste. Marie First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	54	5.9	98	162	238	41.2	150,476	-5.0	156,306
	February	82	17.1	126	189	272	46.3	143,902	-9.9	153,695
	March	90	3.4	104	256	255	40.8	165,315	-9.9	168,907
	April	112	21.7	115	314	250	46.0	163,836	-1.4	165,304
	May	157	2.6	121	364	249	48.6	160,119	-9.2	151,564
	June	172	18.6	129	362	230	56.1	172,215	-5.5	165,910
	July	152	7.8	119	308	231	51.5	173,964	-4.5	162,911
	August	141	12.8	109	285	251	43.4	167,141	2.3	165,478
	September	159	19.5	134	245	230	58.3	177,047	13.7	177,838
	October	115	-10.9	108	216	237	45.6	167,816	-0.7	166,892
	November	96	-20.0	114	163	256	44.5	167,232	13.0	175,201
	December	75	8.7	130	112	278	46.8	172,837	-8.5	171,893
2016	January	56	3.7	104	146	236	44.1	153,896	2.3	160,761
	February	66	-19.5	104	168	230	45.2	157,122	9.2	167,479
	March	95	5.6	111	260	244	45.5	158,541	-4.1	163,827
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	226	8.7		607			154,000	-9.0	
	Q1 2016	217	-4.0		574			156,911	1.9	
	YTD 2015	226	8.7		607			154,000	-9.0	
	YTD 2016	217	-4.0		574			156,908	1.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for North Bay First Quarter 2016

		Number of Sales	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	63	-1.6	104	172	219	47.5	201,644	-1.7	212,551
	February	70	48.9	100	159	217	46.1	217,784	-0.4	217,889
	March	83	3.8	86	248	203	42.4	238,496	8.3	232,198
	April	117	30.0	90	274	217	41.5	235,515	5.1	227,563
	May	114	-8.8	85	297	200	42.5	230,101	-3.4	216,730
	June	146	40.4	104	276	208	50.0	221,832	-14.1	212,691
	July	150	42.9	108	281	214	50.5	222,192	4.8	222,565
	August	109	9.0	100	218	214	46.7	213,411	-9.8	205,001
	September	105	-8.7	92	190	196	46.9	214,142	-1.3	221,957
	October	80	-14.0	91	143	194	46.9	232,420	2.4	234,123
	November	65	16.1	94	117	188	50.0	225,969	18.0	235,563
	December	43	30.3	90	64	168	53.6	213,140	3.7	227,815
2016	January	58	-7.9	99	181	231	42.9	213,603	5.9	224,952
	February	55	-21.4	76	162	208	36.5	203,107	-6.7	204,682
	March	102	22.9	95	229	208	45.7	221,873	-7.0	218,310
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	216	13.1		579			221,035	2.9	
	Q1 2016	215	-0.5		572			214,841	-2.8	
	YTD 2015	216	13.1		579			221,037	2.9	
	YTD 2016	215	-0.5		572			214,842	-2.8	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for Timmins First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	45	9.8	86	144	199	43.2	146,116	-8.9	146,116
	February	56	-3.4	81	133	195	41.5	140,584	-4.0	140,584
	March	85	39.3	98	188	208	47.1	158,174	3.7	158,174
	April	108	83.1	94	210	193	48.7	159,955	0.0	159,955
	May	90	-18.9	75	288	198	37.9	156,066	-8.6	156,066
	June	105	-11.0	79	281	187	42.2	157,584	-13.8	157,584
	July	114	6.5	86	260	185	46.5	163,150	-5.2	163,150
	August	110	-6.8	84	220	191	44.0	178,352	13.5	178,352
	September	102	6.3	82	219	199	41.2	168,825	17.5	168,825
	October	84	-16.0	83	152	181	45.9	160,871	2.9	160,871
	November	61	19.6	78	150	203	38.4	124,239	-7.3	124,239
	December	51	13.3	85	68	173	49.1	156,792	-6.5	156,792
2016	January	46	2.2	88	153	223	39.5	155,365	6.3	155,365
	February	59	5.4	83	147	203	40.9	136,830	-2.7	136,830
	March	69	-18.8	81	173	184	44.0	157,025	-0.7	157,025
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	186	16.3		465			149,961	-1.6	
	Q1 2016	174	-6.5		473			149,738	-0.1	
	YTD 2015	186	16.3		465			149,962	-1.6	
	YTD 2016	174	-6.5		473			149,741	-0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	108.70	125.30	84.6	5.9	64.3	875
	February	567	2.89	4.74	108.60	126.20	84.4	6.4	64.5	878
	March	567	2.89	4.74	108.60	127.10	84.2	6.5	64.4	877
	April	561	2.89	4.64	108.60	126.90	84.1	6.9	64.6	891
	May	561	2.89	4.64	108.80	127.70	83.8	7.1	64.5	908
	June	561	2.89	4.64	109.00	128.20	84.3	7.3	64.9	926
	July	561	2.89	4.64	109.00	128.40	83.5	7.4	64.5	932
	August	561	2.89	4.64	109.00	128.00	82.8	7.2	63.8	933
	September	561	2.89	4.64	109.00	127.80	81.4	7.3	62.7	922
	October	561	2.89	4.64	109.00	127.90	80.9	7.6	62.4	907
	November	561	3.14	4.64	109.00	127.90	80.1	8.2	62.4	891
	December	561	3.14	4.64	108.80	127.50	79.3	8.4	61.8	895
2016	January	561	3.14	4.64	108.80	127.80	78.7	8.6	61.5	914
	February	561	3.14	4.64	108.80	128.20	79.5	8.3	61.8	919
	March	561	3.14	4.64		129.00	80.2	8.6	62.5	918
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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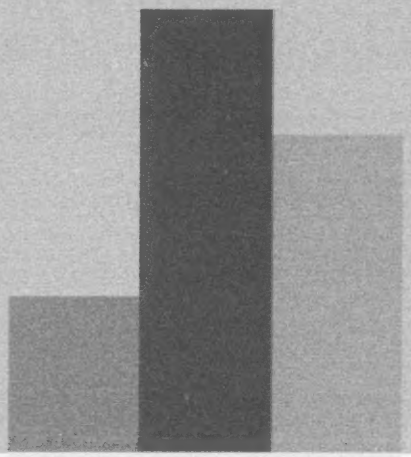

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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